

MINUTES
CSA3 BOARD MEETING
April 10, 2026
Seascape Resort

I. Meeting called to order at 4:00 PM

II. Attendance

- A. Present: David Koch, Harold Mancusi-Ungaro, Christopher Modjeski, Trink Praxel, Tanya Gianatasio
- B. Guest: Jeff Powers, Coastal Landscaping, Inc. (CLI)

III. Minutes of Board meeting on February 27, 2026, and the Annual Meeting of March 1, 2026, were approved.

IV. Beach - Harold

- A. Patrol continues seeing groups with fires and alcohol late at night
- B. There has been some confusion over payments since DPW instituted electronic funds transfers; they are working on it.

V. Budget – Trink

- A. FY 2025-2026 attached
- B. Cost of water for the FY has run $\cong$ \$1,000 a month to maintain the meters.
- C. Since plantings amount increases with usage for the new plantings as much an additional \$800 in March

VI. Median renovation – Trink & Jeff

- A. Median maps attached
- B. The two medians #1 and #2 on Seascape Blvd and the #14A on Clubhouse have been planted and are finished.

C. Next plantings will be end of summer into fall

1. We want to evenly distribute each phase across neighborhoods
2. Next phase likely to be #2 and #3 on Seascapes and #14 on Clubhouse.
3. Since there are very few residences on Sumner, it will be near last after Seascapes and Clubhouse
4. The median #4 on upper Seascapes that will require removal of the large cypress trees will be last or near last

D. Olive trees have been pruned**E. Long discussion over problems with median #13 on upper Clubhouse.**

1. One neighbor has on their own planted plants that are now overgrowing the curb to the point that other neighbors are complaining that when cars are parked on that stretch of road, the branches scrape their cars.
2. We recognize that the medians are County property that we are responsible for maintaining.
 - a. Private planting on the medians constitutes trespassing and transgressing County property
 - b. The current plantings are impeding our plans for renovation since the weeds and their seeds need to be cleared for up to 3 years before definitive plantings.
 - c. There are also tree stumps that need removal
3. Removing the existing plants will cost a relatively extreme amount since it will require closing one lane of traffic and hiring a traffic crew.
4. We asked Trink to write two letters, one to the offending homeowner and a second to the neighbors along that median
 - a. The letter to the offender will state that she has been trespassing on County property, and any future action will require us to report the trespassing to the County.
 - b. The second letter will remind the neighbors that the medians are County property, and CSA3 has an overall plan for renovation that we as homeowners pay for with the assessment.
5. We noted that the median in question, though relatively narrow, takes up a portion of the right-of-way in a street that is the same width as the stretch above that does not have a median.
 - a. The curb is broken from old tree roots
 - b. The trees are gone except for their stumps

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- c. We have asked the County in the past to repair the curb
 - d. Would the County consider removing the narrow median?
6. We asked Harold to talk to Matt Machado, Director of DPW, if the County would consider removing the broken median and paving the road as a matter of public safety.

VII. Next meetings

- A. Board meeting Friday, April 24, 2026, at 4:00 PM at Seascap Resort
- B. Tour and review of the medians with Jeff Powers Saturday, April 25, 2026, at 10:00 AM

VIII. Meeting adjourned 5:25 PM

Respectfully submitted
Harold R. Mancusi-Ungaro, Jr.

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CSA 3 Financials - FY 2025-26			July 2025 thru December 2025						
	FY 24-25 County TOTALS	FY 25-26 BUDGET*	July 24	August 24	Sept 24	Oct 24	Nov 24	Dec 24	YTD TOTALS
Beginning Balance	69,033	70,000							69,033
Revenue									
Assessment	79,373	160,000							40,000
Interest									
Other Revenue									
Total Revenue	79,373	160,000							40,000
Expenditures									
Median Maintenance	14,989	25,000	1,250	1,249	1,249	1,249	1,249	1,249	7,495
Median Design & Renovation		80,000							
Beach Security	15,600	25,000	1,300	1,300	1,300	1,300	1,300	1,300	7,800
Water Meters	14,780	20,000							-
Backflow Testing	906	1,500							-
Tree Work		5,000							-
Election Costs	3,429								
Other / Contingency	4,034	5,000							-
Direct Expenses	53,738	161,500	2,550	2,549	2,549	2,549	2,549	2,549	15,295
Accounting Fees	403								
Program Admin	11,326	10,000							3,246
Overhead	7,856	5,000							5,274
Indirect Expenses	19,585	15,000							8,520
Total Expenses	73,323	176,500							23,815
Net	6,050	(16,500)							16,185
Ending Balance	75,082	53,500							85,218
*adopted by Board									

CSA 3 Financials - FY 2025-26											
	FY 23-24 TOTALS	FY 24-25 BUDGET	FY 24-25 July-Dec	Jan 26	Feb 26	March 26	April 26	May 26	June 26	Diff	YTD TOTALS
Beginning Balance	46,712	69,033	69,033								69,033
Revenue											
Assessment	80,092	80,000	40,000								79,373
Interest	1,947										
Other Revenue	3,563										
Total Revenue	85,602	80,000	40,000								79,373
Expenditures											
Median Maintenance				1,249	1,249						2,498
Median Renovation				21,360	24,330	15,564					61,254
Beach Security				1,300	1,300						2,600
Water Meters				1,044	1,321	1,846					4,211
Backflow Testing											-
Tree Removal/Pruning					3,850						3,850
Other Direct Expenses											-
Misc Services											
ELECTION COSTS											-
Direct Expenses				24,953	32,050	17,410					74,413
Accounting Fees											-
Program Admin											-
Overhead											-
Indirect Expenses											-
Total Expenses											72,567
Net	85,602	80,000	40,000								6,806
Ending Balance	132,314	149,033	109,033								



